

DESIGN FUNNEL

Town of Barrington
Carmelite Monastery
Site Re-use Master Planning

 **SignalWorks**

| Barrington Monastery | | | | | | | | | | 11/1/2021 | | | | | 5/1/2022 | | | | | 26 | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|------------------------------------|-------------|------------|-------|------------|---|---|----|----|------------|---|----|----|----|----------|----|----|----|----|---------------|----|----|----|---|-----|----|----|---|----|-----|----|---|---|----|-----|--|--|--|--|-----|--|--|--|--|
| PROJECT NAME | | | | | | | | | | START DATE | | | | | END DATE | | | | | WEEK DURATION | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | Nov | | | | | Dec | | | | | Jan | | | | | Feb | | | | | Mar | | | | | Apr | | | | | May | | | | |
| ID | Task Name | Description | Start Date | Weeks | End Date | 1 | 8 | 15 | 22 | 29 | 6 | 13 | 20 | 27 | 3 | 10 | 17 | 24 | 31 | 7 | 14 | 21 | 28 | 7 | 14 | 21 | 28 | 4 | 11 | 18 | 25 | 2 | 9 | 16 | 23 | | | | | | | | | |
| 1 | Discovery | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1 | Client Meetings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Committee Kickoff Meeting | | 11/15/2021 | 1 | 11/21/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Public Vision Meeting | | 12/13/2021 | 1 | 12/19/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Initial Findings | | 1/3/2022 | 1 | 1/9/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Final Findings | | 1/17/2022 | 1 | 1/23/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Joint Committee Meeting | | 1/24/2022 | 1 | 1/30/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.2 | Project Discovery | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Visioning Study | | 11/15/2021 | 8 | 1/9/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Building Evaluation | | 11/1/2021 | 6 | 12/12/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Market Feasibility Study | | 11/15/2021 | 8 | 1/9/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Strategy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.1 | Design Funnel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Design Concept | | 1/9/2022 | 3 | 1/29/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Hardlined Options | | 1/29/2022 | 4 | 2/25/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Final Schematics | | 2/25/2022 | 4 | 3/24/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Joint Committee Meeting | | 3/24/2022 | 1 | 3/30/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.2 | Final Concept Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Financial Feasiblity Study | | 3/24/2022 | 4 | 4/20/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Traffic Impact Report | | 3/24/2022 | 4 | 4/20/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Cost Estimate | | 3/24/2022 | 4 | 4/20/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Building Program & Pro Forma | | 3/24/2022 | 4 | 4/20/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Comp Plan Amendments | | 3/24/2022 | 4 | 4/20/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Delivery Strategy Initial Findings | | 4/25/2022 | 1 | 5/1/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Delivery Strategy Final Findings | | 5/1/2022 | 1 | 5/7/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Joint Committee Meeting | | 5/7/2022 | 1 | 5/13/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Town Meetings | | 5/23/2022 | 1 | 5/29/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Carmelite Monastery - NEXT STEPS

2145 - 25 Watson Ave - January 31, 2022



Areas of Consensus

Natural Resources

Non-Resident Use

Parking

Areas of Exploration

Affordable Housing

Building Preservation

Density

Affordable Housing

120% AMI- Purchase

80% AMI- Rental

Affordability Levers

Subsidy (state / federal)

Incentive (local zoning)

Square Footage (design)

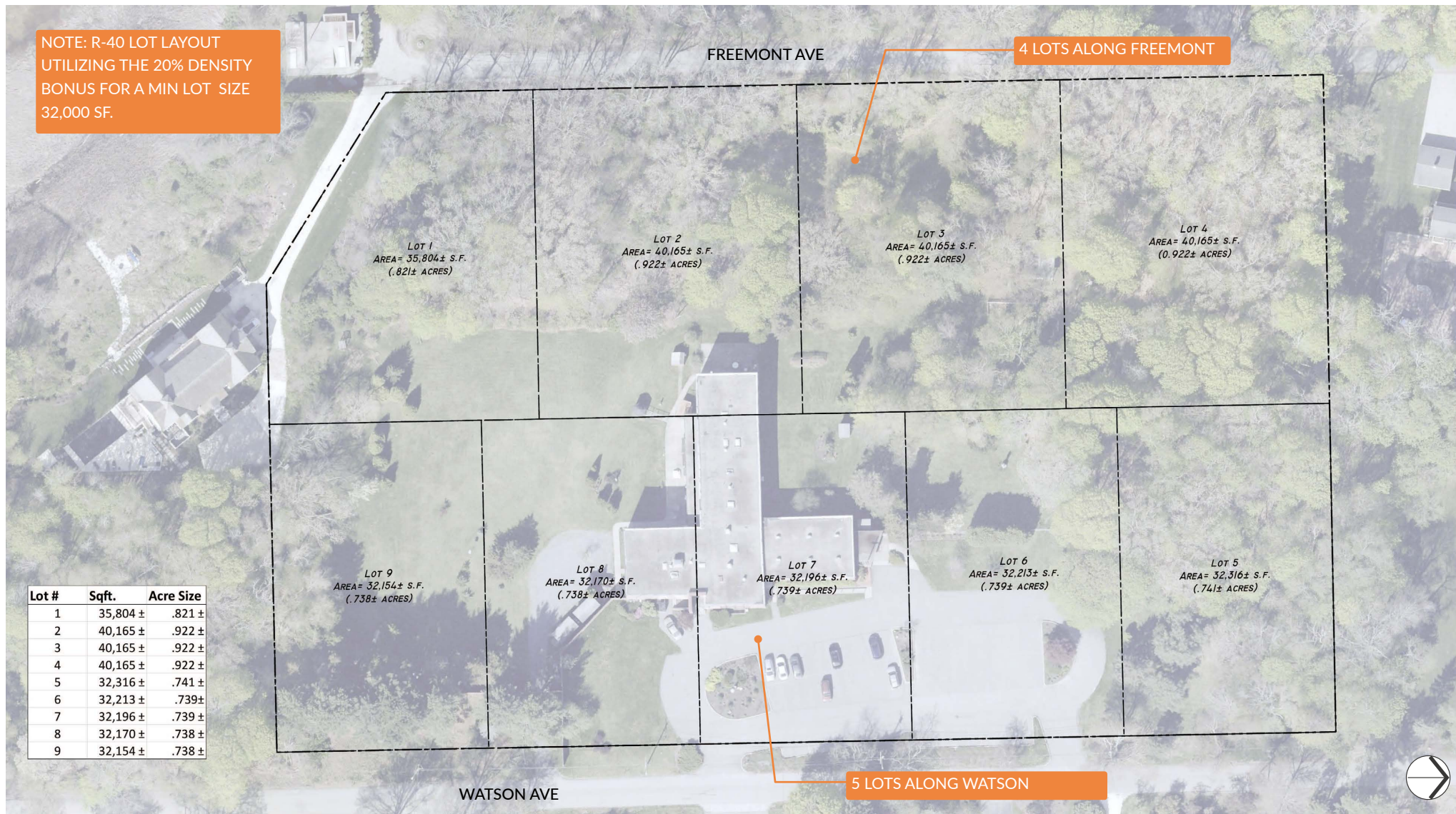


Zoning Diagram
CARMELITE MONASTERY

0 150 300 600
SCALE: 1" = 300'

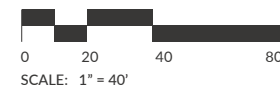


TRAVERSE
landscape architects



AREAS OF EXPLORATION: DENSITY “LOWER LIMIT (R-40)”

25 WATSON AVE, BARRINGTON RI



NOTE: R-25 LOT LAYOUT
UTILIZING THE 20% DENSITY
BONUS FOR A MIN LOT SIZE OF
20,000 SF LOTS

FREEMONT AVE

7 LOTS ALONG FREEMONT

LOT 1
AREA= 20,041± S.F.
(.460± ACRES)

LOT 2
AREA= 22,656± S.F.
(.520± ACRES)

LOT 3
AREA= 22,656± S.F.
(.520± ACRES)

LOT 4
AREA= 22,656± S.F.
(.520± ACRES)

LOT 5
AREA= 22,656± S.F.
(.520± ACRES)

LOT 6
AREA= 22,656± S.F.
(.520± ACRES)

LOT 7
AREA= 22,656± S.F.
(.520± ACRES)

| Lot # | Sqft. | Acre Size |
|-------|----------|-----------|
| 1 | 20,041 ± | .460 ± |
| 2 | 22,656 ± | .520 ± |
| 3 | 22,656 ± | .520 ± |
| 4 | 22,656 ± | .520 ± |
| 5 | 22,656 ± | .520 ± |
| 6 | 22,656 ± | .520 ± |
| 7 | 22,656 ± | .520 ± |
| 8 | 20,158 ± | .462 ± |
| 9 | 20,158 ± | .462 ± |
| 10 | 20,158 ± | .462 ± |
| 11 | 20,158 ± | .462 ± |
| 12 | 20,158 ± | .462 ± |
| 13 | 20,158 ± | .462 ± |
| 14 | 20,158 ± | .462 ± |
| 15 | 20,158 ± | .462 ± |

LOT 15
AREA= 20,158± S.F.
(.462± ACRES)

LOT 14
AREA= 20,158± S.F.
(.462± ACRES)

LOT 13
AREA= 20,158± S.F.
(.462± ACRES)

LOT 12
AREA= 20,158± S.F.
(.462± ACRES)

LOT 11
AREA= 20,158± S.F.
(.462± ACRES)

LOT 10
AREA= 20,158± S.F.
(.462± ACRES)

LOT 9
AREA= 20,158± S.F.
(.462± ACRES)

LOT 8
AREA= 20,158± S.F.
(.462± ACRES)

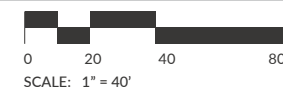
WATSON AVE

8 LOTS ALONG WATSON

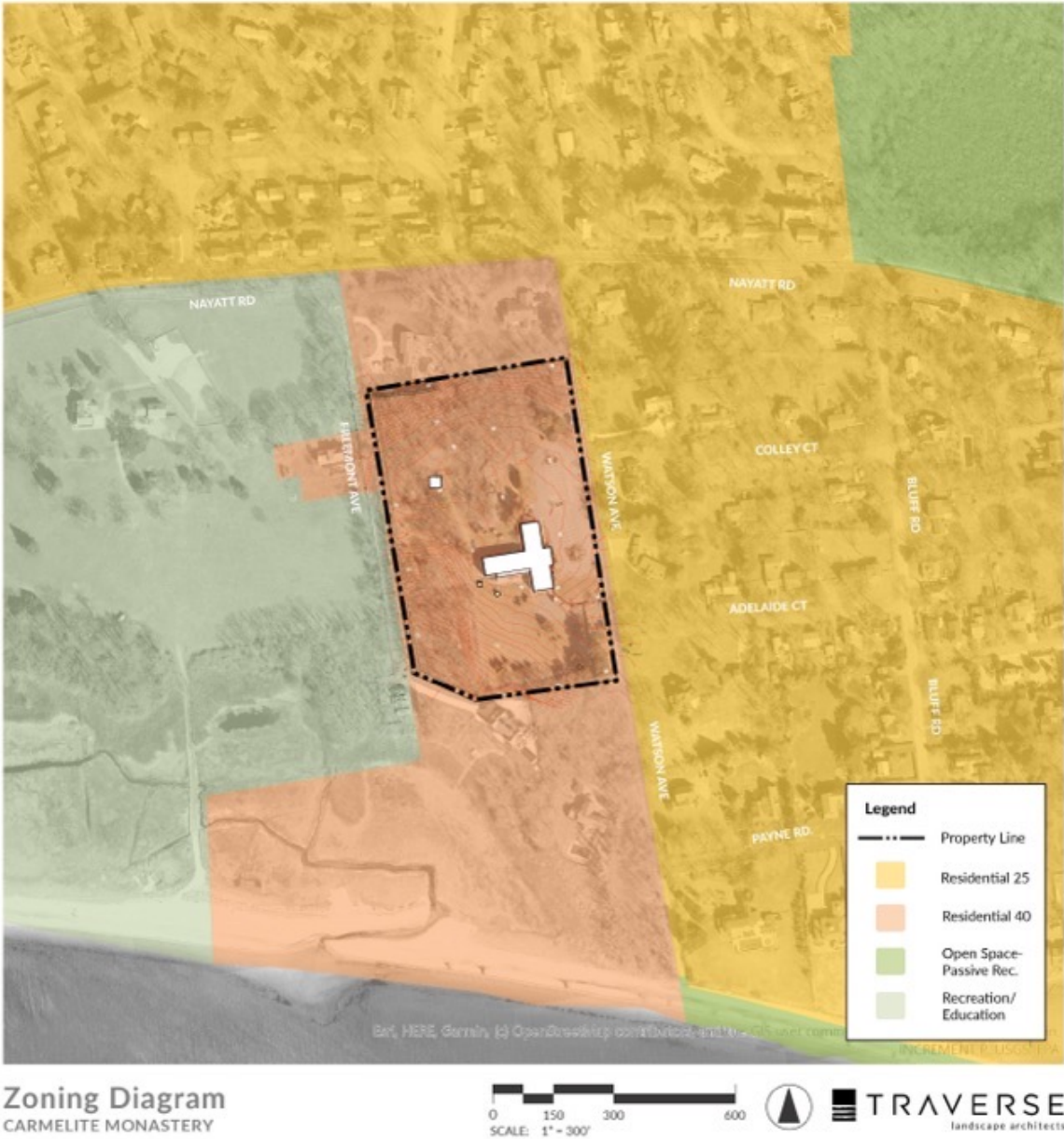


AREAS OF EXPLORATION: DENSITY "LOWER LIMIT (R-25)"

25 WATSON AVE, BARRINGTON RI



| Barrington Zoning | Density | Mechanism |
|-------------------------------------|---|--|
| R-10 Zone | 41 Lots (9 affordable) | Zone Change to R-10 (Town Council) |
| Senior Residential Community (R-25) | 25 units (13 affordable) | Zone Change to R-25 (Town Council) Land Development (Planning) Special Use Permit (Zoning) |
| Senior Village District | 43 to 58 units (11 to 15 affordable) | Zone Change to SRV (Town Council) Planning Board Review |



Carmelite Monastery - EXPLORATION: DENSITY - MIDDLE DENSITY

2145 - 25 Watson Ave - January 31, 2022

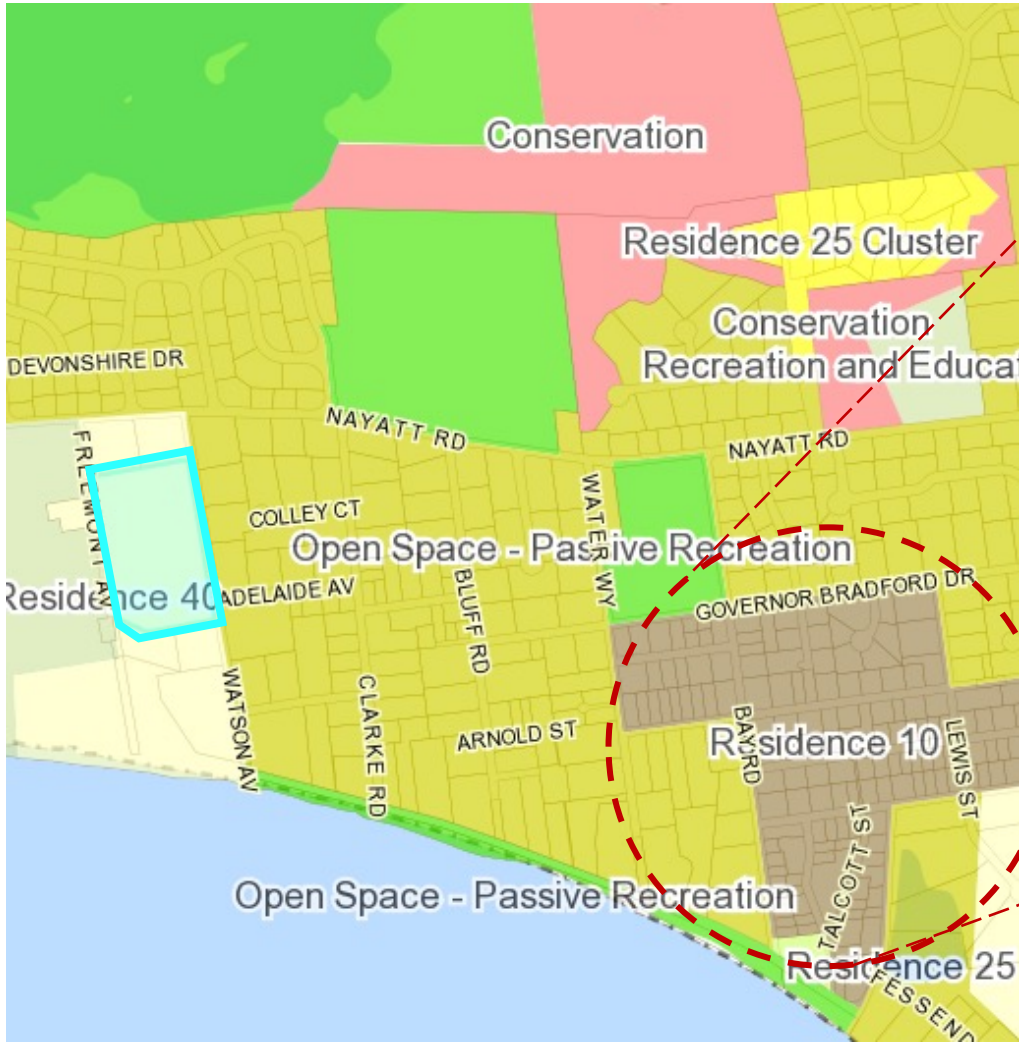




Carmelite Monastery - EXPLORATION: DENSITY “MIDDLE DENSITY (R-10)”

2145 - 25 Watson Ave - January 31, 2022



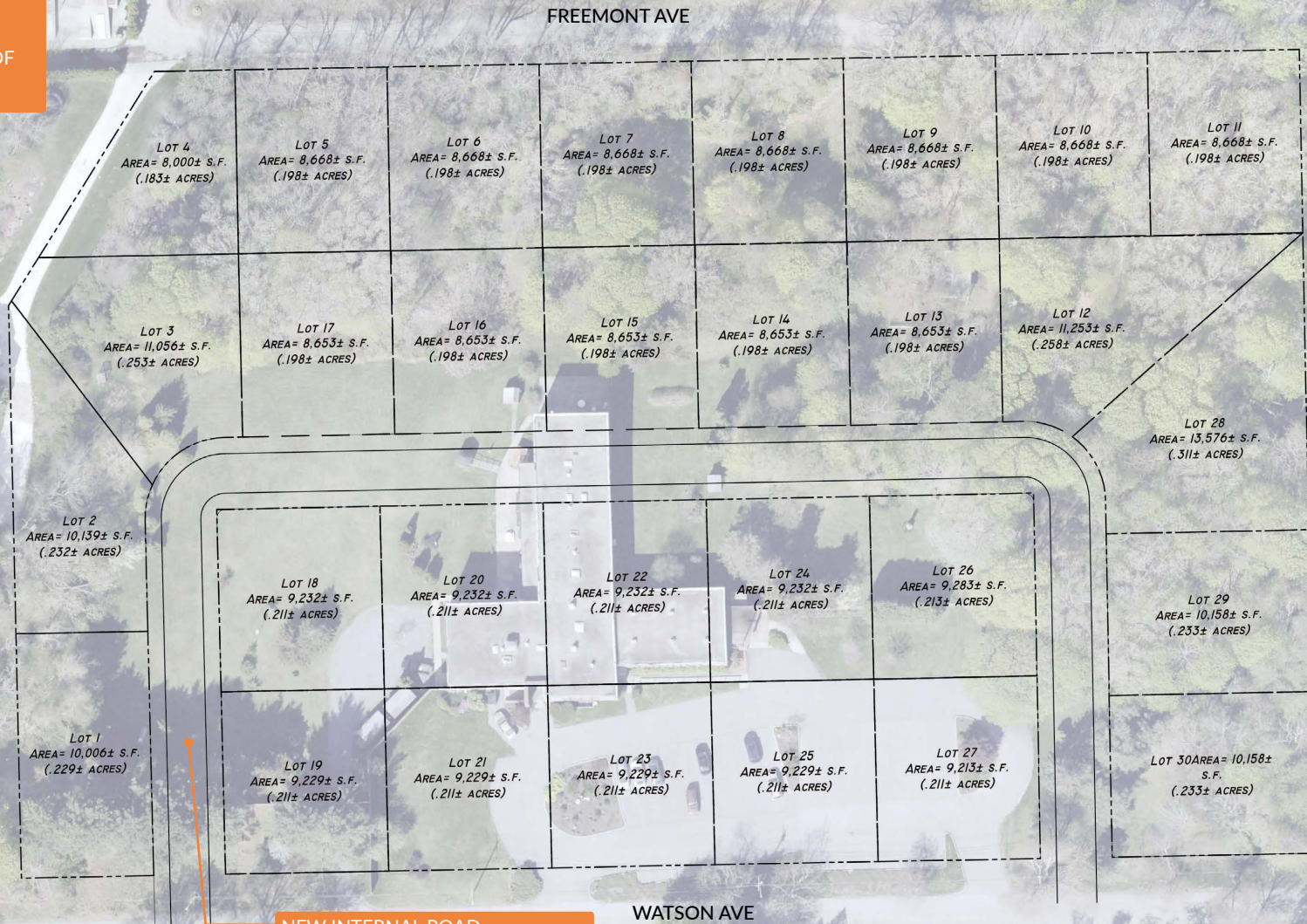


Carmelite Monastery - EXPLORATION: DENSITY “MIDDLE DENSITY (R-10)”

2145 - 25 Watson Ave - January 31, 2022

NOTE: R-10 LOT LAYOUT
UTILIZING THE 20% DENSITY
BONUS FOR A MIN LOT SIZE OF
8,000 SF LOTS

| Lot # | Sqft. | Acre Size |
|-------|----------|-----------|
| 1 | 10,006 ± | .229 ± |
| 2 | 10,139 ± | .237 ± |
| 3 | 11,056 ± | .253 ± |
| 4 | 8,000 ± | .183 ± |
| 5 | 8,668 ± | .198 ± |
| 6 | 8,668 ± | .198 ± |
| 7 | 8,668 ± | .198 ± |
| 8 | 8,668 ± | .198 ± |
| 9 | 8,668 ± | .198 ± |
| 10 | 8,668 ± | .198 ± |
| 11 | 8,668 ± | .198 ± |
| 12 | 11,253 ± | .258 ± |
| 13 | 8,653 ± | .198 ± |
| 14 | 8,653 ± | .198 ± |
| 15 | 8,653 ± | .198 ± |
| 16 | 8,653 ± | .198 ± |
| 17 | 8,653 ± | .198 ± |
| 18 | 9,232 ± | .211 ± |
| 19 | 9,229 ± | .211 ± |
| 20 | 9,232 ± | .211 ± |
| 21 | 9,229 ± | .211 ± |
| 22 | 9,232 ± | .211 ± |
| 23 | 9,229 ± | .211 ± |
| 24 | 9,232 ± | .211 ± |
| 25 | 9,229 ± | 0.211 ± |
| 26 | 9,283 ± | .213 ± |
| 27 | 9,213 ± | .211 ± |
| 28 | 13,576 ± | 0.311 ± |
| 29 | 10,158 ± | .233 ± |
| 30 | 10,158 ± | .233 ± |



AREAS OF EXPLORATION: DENSITY "MIDDLE DENSITY (R-10)"

25 WATSON AVE, BARRINGTON RI

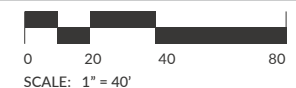


Photo: The West Poplar Homes

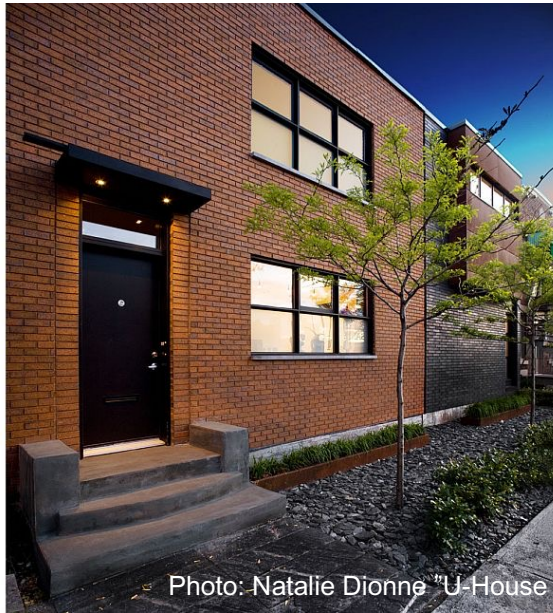
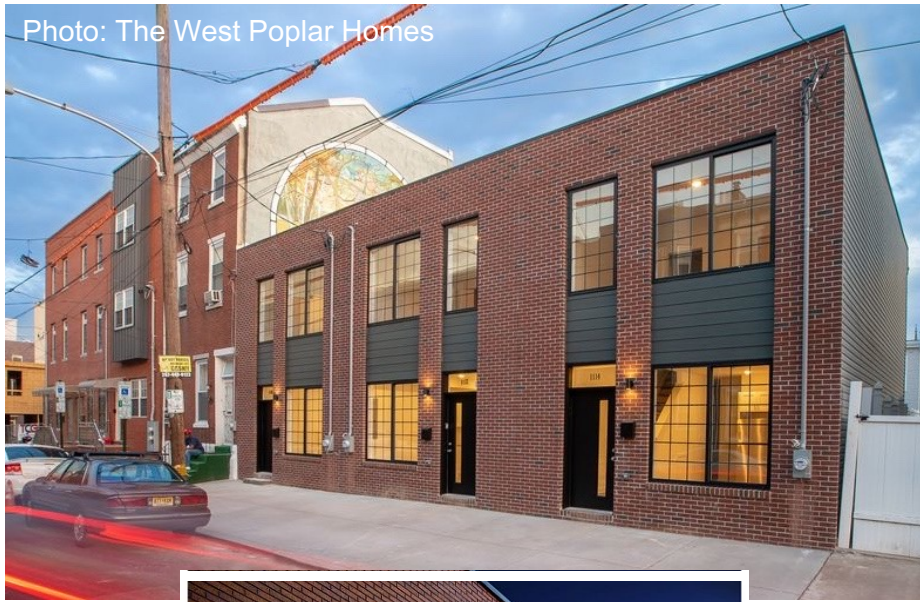


Photo: Natalie Dionne "U-House"



Photo: 45 Pop Lofts

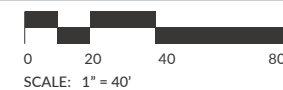
Carmelite Monastery - EXPLORATION: DENSITY "SITE SPECIFIC" - BUILDING RE-USE

2145 - 25 Watson Ave - January 31, 2022



AREAS OF EXPLORATION: DENSITY "SITE SPECIFIC -BUILDING RE-USE"

25 WATSON AVE, BARRINGTON RI





Carmelite Monastery - EXPLORATION: DENSITY “SITE SPECIFIC” - COTTAGE COURTS

2145 - 25 Watson Ave - January 31, 2022

Kirkland Danielson Grove

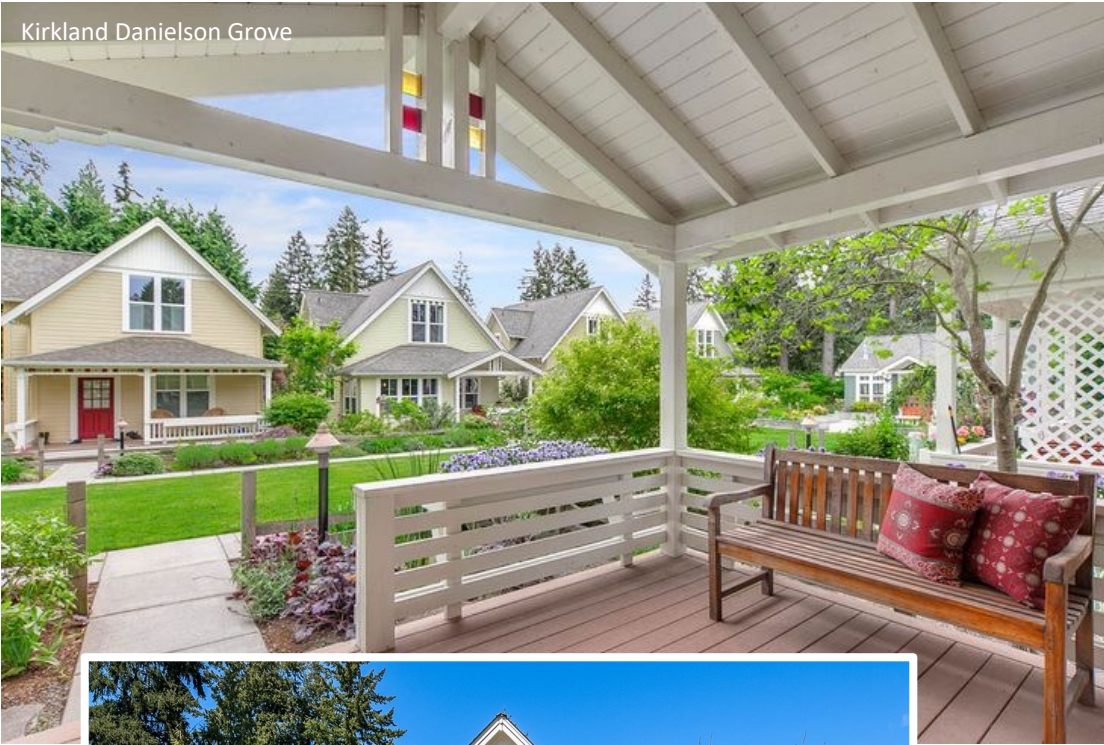


Photo: AllisonRamsey Architects

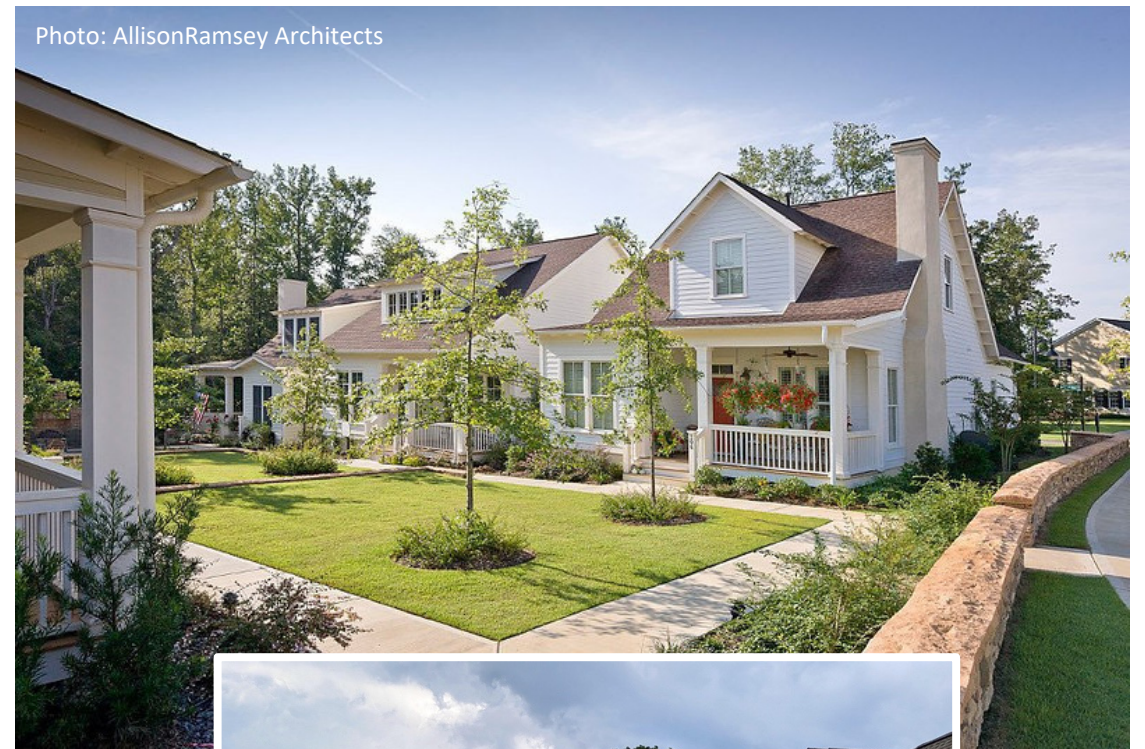


Photo: Chatham Park Cottages

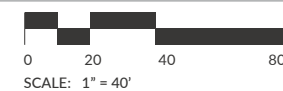
Carmelite Monastery - EXPLORATION: DENSITY “SITE SPECIFIC” - COTTAGE COURTS

2145 - 25 Watson Ave - January 31, 2022



AREAS OF EXPLORATION: DENSITY "SITE SPECIFIC- COTTAGE COURTS"

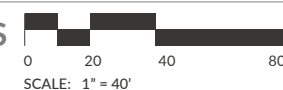
25 WATSON AVE, BARRINGTON RI





AREAS OF EXPLORATION: DENSITY "SITE SPECIFIC" RE-USE + COTTAGE COURTS

25 WATSON AVE, BARRINGTON RI





North East Elevation - Entry



East Elevation - Chapel



West Elevation



East Elevation - Entry



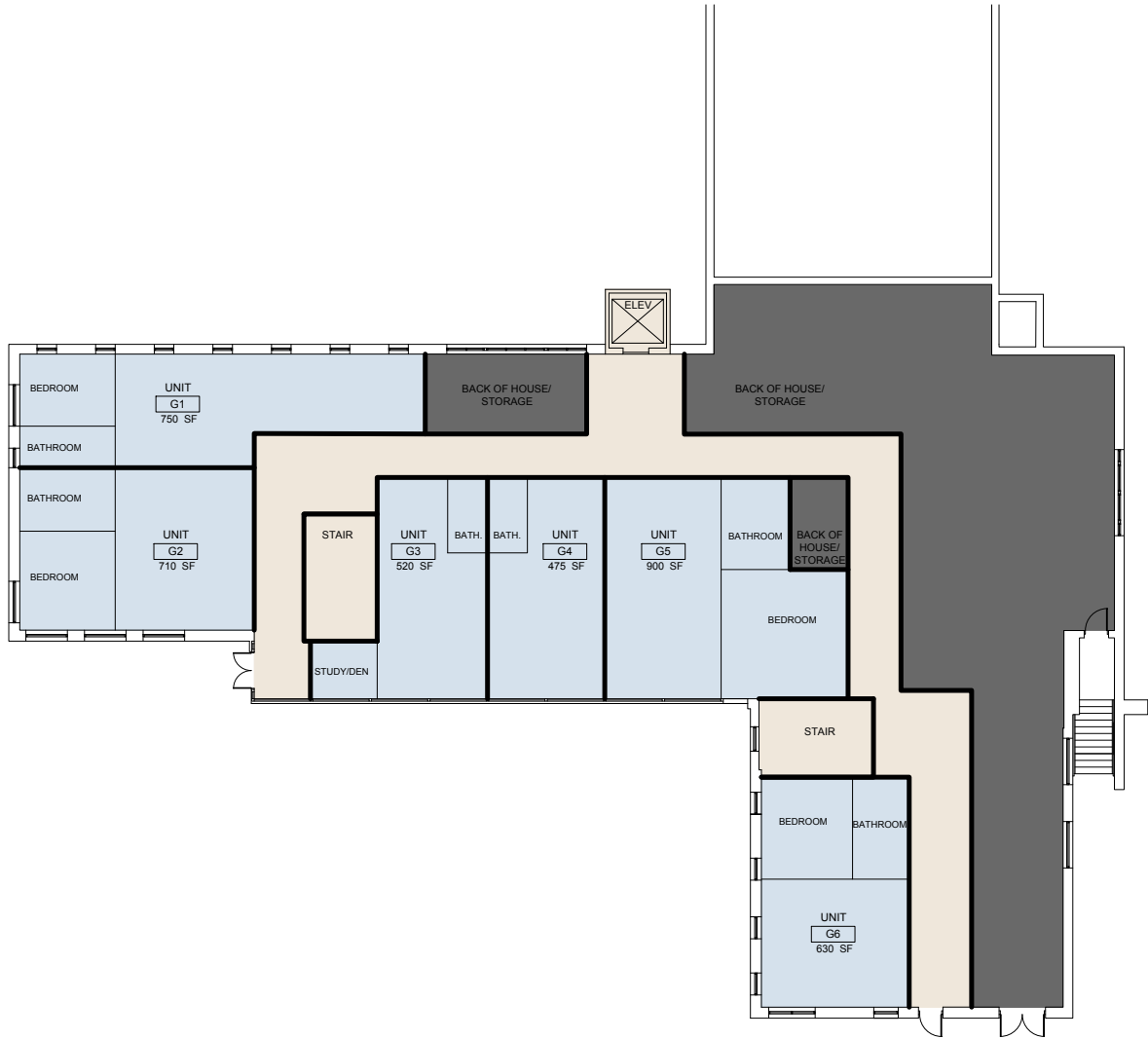
West Elevation - Chapel







South Elevation

Carmelite Monastery - Exterior Photos

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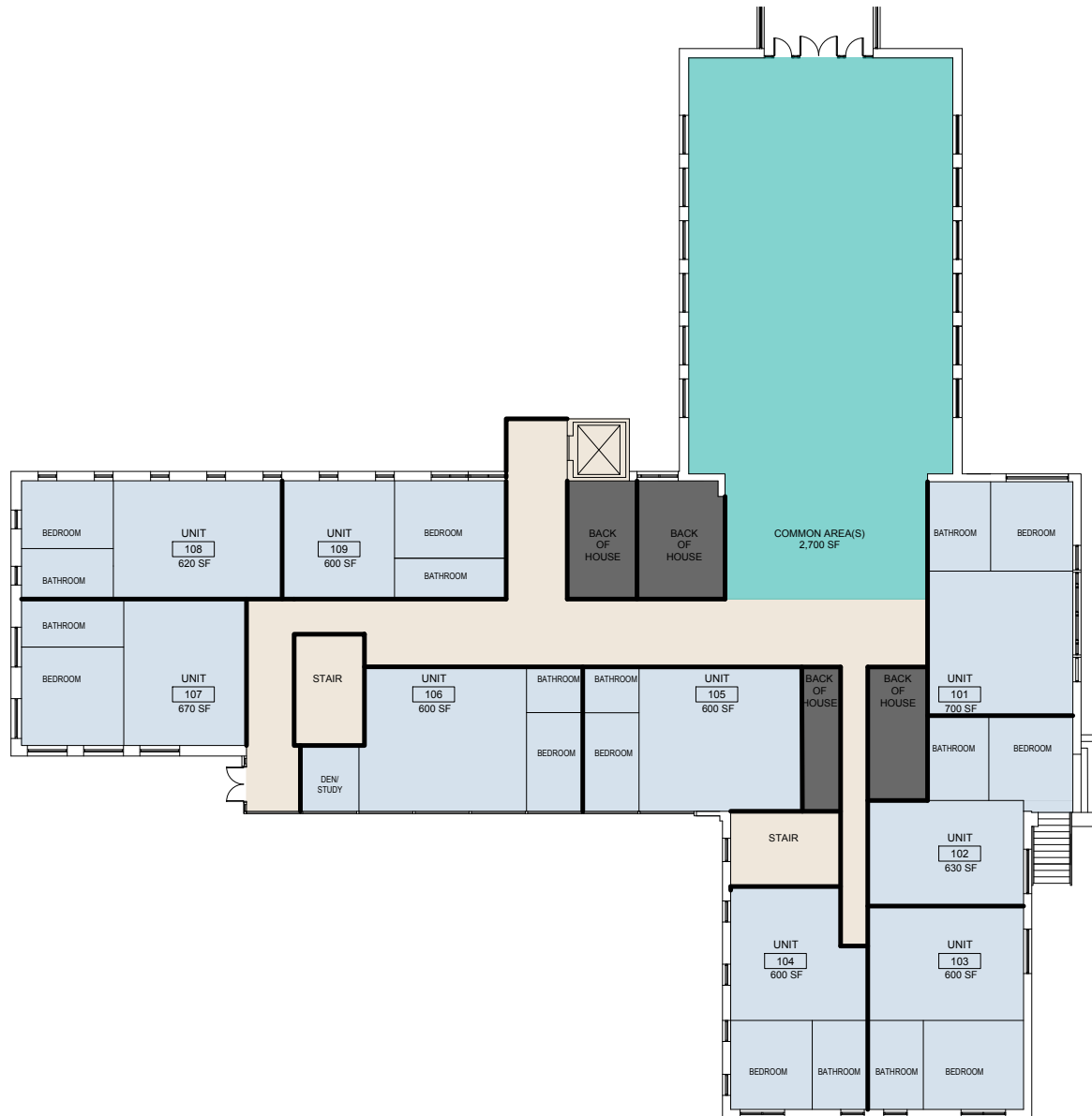


| LEGEND | |
|---|------------------------------|
|  | UNIT |
|  | BACK OF HOUSE |
|  | STAIRS/ELEVATORS/CIRCULATION |
|  | COMMON AREAS |

| BASEMENT UNITS | |
|----------------|---|
| STUDIO | 2 |
| ONE BEDROOM | 4 |
| TWO BEDROOM | 0 |
| FLOOR TOTAL | 6 |

| BUILDING TOTALS | |
|-----------------|----|
| STUDIO | 2 |
| ONE BEDROOM | 22 |
| TWO BEDROOM | 0 |
| TOTAL UNITS | 24 |

ONE BEDROOMS
PROPOSED – GROUND FLOOR







| LEGEND | |
|--|------------------------------|
| | UNIT |
| | BACK OF HOUSE |
| | STAIRS/ELEVATORS/CIRCULATION |
| | COMMON AREAS |

| FIRST FLOOR UNITS | |
|-------------------|---|
| STUDIO | 0 |
| ONE BEDROOM | 9 |
| TWO BEDROOM | 0 |
| FLOOR TOTAL | 9 |

| BUILDING TOTALS | |
|-----------------|----|
| STUDIO | 0 |
| ONE BEDROOM | 2 |
| TWO BEDROOM | 22 |
| TOTAL UNITS | 24 |

ONE BEDROOMS
PROPOSED – FIRST FLOOR

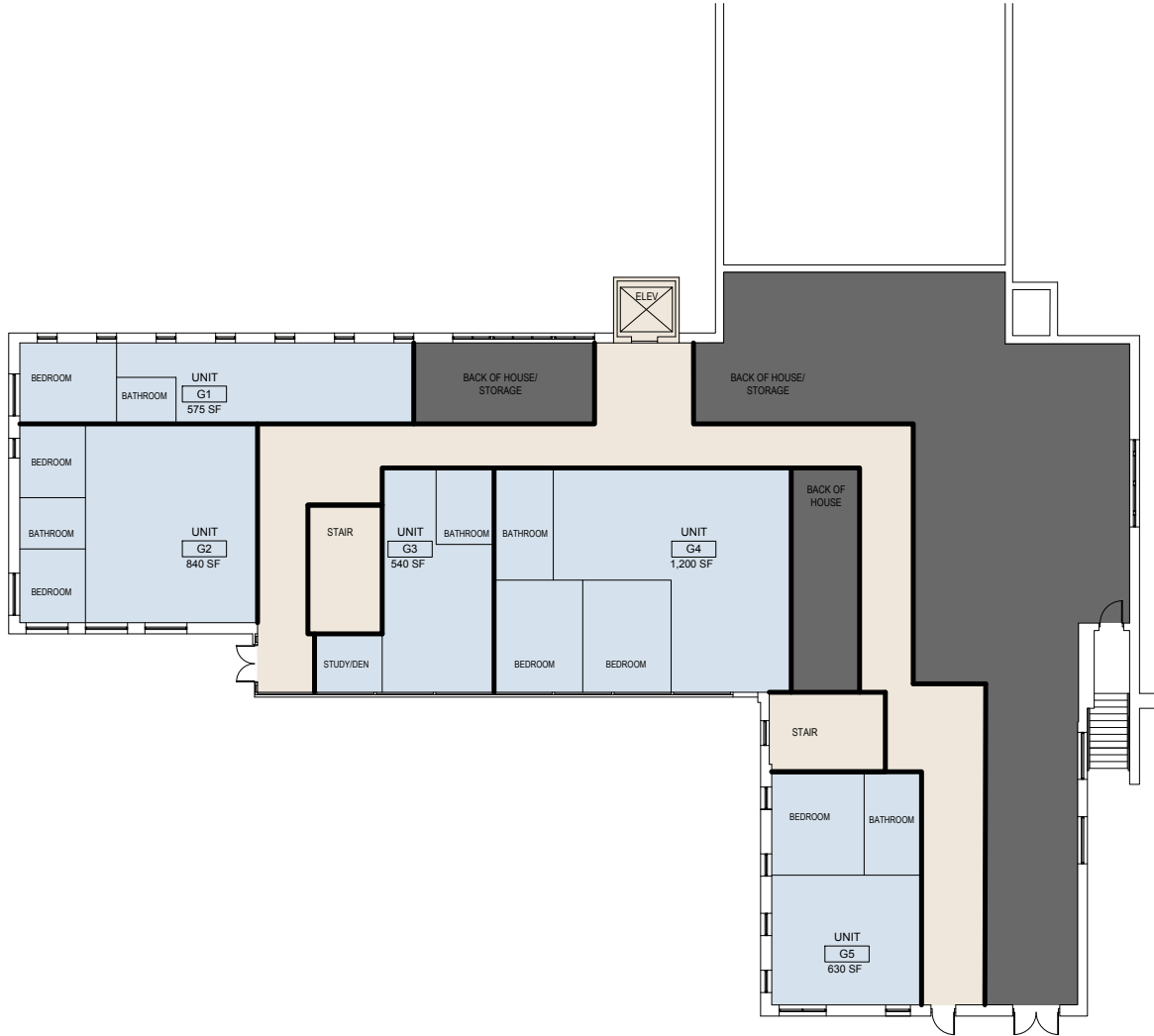






| LEGEND | |
|---|------------------------------|
|  | UNIT |
|  | BACK OF HOUSE |
|  | STAIRS/ELEVATORS/CIRCULATION |
|  | COMMON AREAS |

| SECOND FLOOR UNITS | |
|--------------------|---|
| STUDIO | 0 |
| ONE BEDROOM | 9 |
| TWO BEDROOM | 0 |
| FLOOR TOTAL | 9 |

| BUILDING TOTALS | |
|-----------------|----|
| STUDIO | 0 |
| ONE BEDROOM | 2 |
| TWO BEDROOM | 22 |
| TOTAL UNITS | 24 |

ONE BEDROOMS
PROPOSED – SECOND FLOOR

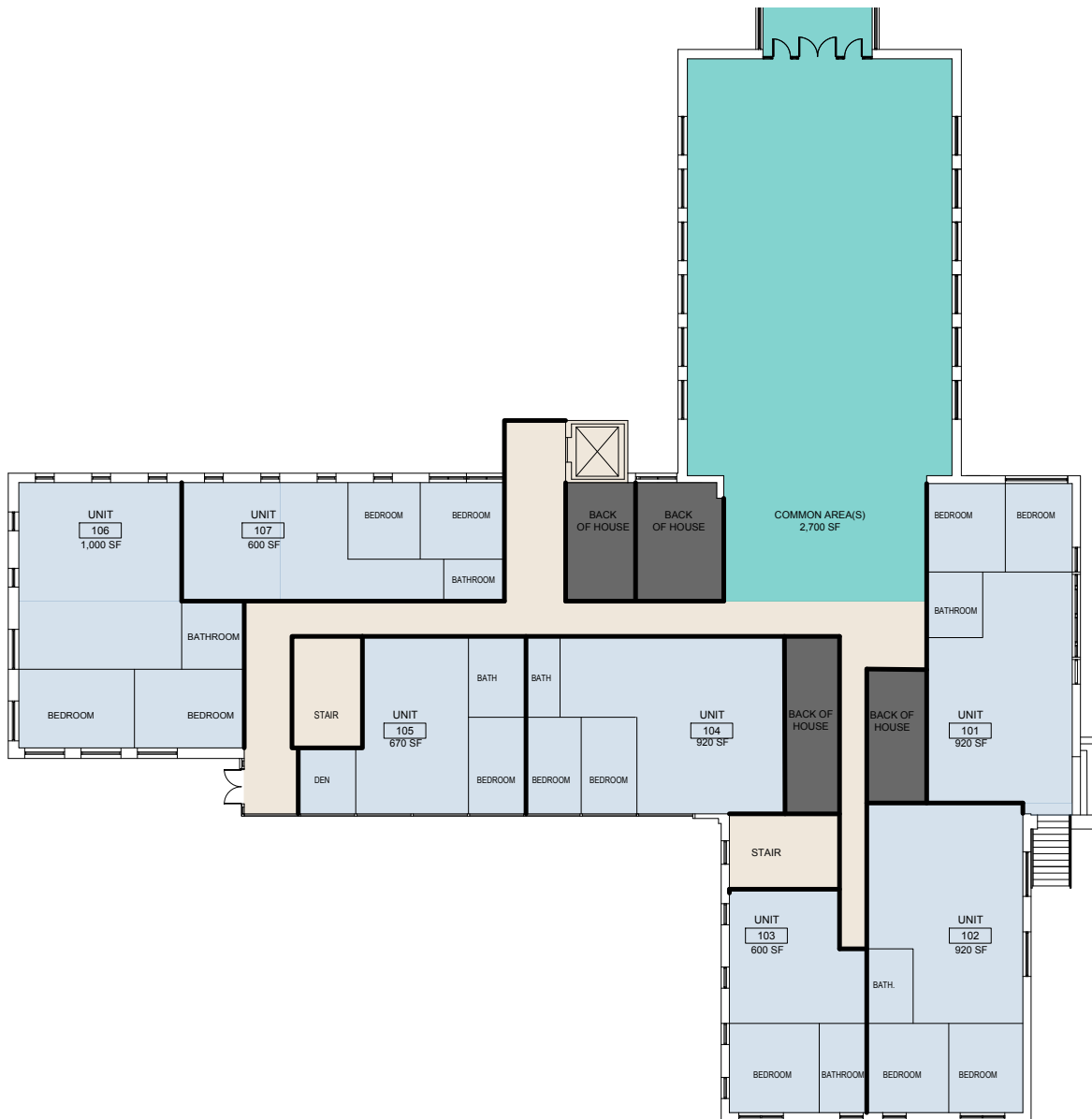






| LEGEND | |
|---|------------------------------|
|  | UNIT |
|  | BACK OF HOUSE |
|  | STAIRS/ELEVATORS/CIRCULATION |
|  | COMMON AREAS |

| BASEMENT UNITS | |
|----------------|---|
| STUDIO | 1 |
| ONE BEDROOM | 1 |
| TWO BEDROOM | 3 |
| FLOOR TOTAL | 5 |

| BUILDING TOTALS | |
|-------------------|----|
| STUDIO UNITS | 1 |
| ONE BEDROOM UNITS | 4 |
| TWO BEDROOM UNITS | 13 |
| TOTAL UNITS | 18 |

TWO BEDROOMS
PROPOSED – GROUND FLOOR







| LEGEND | |
|---|------------------------------|
|  | UNIT |
|  | BACK OF HOUSE |
|  | STAIRS/ELEVATORS/CIRCULATION |
|  | COMMON AREAS |

| FIRST FLOOR UNITS | |
|-------------------|---|
| STUDIO | 0 |
| ONE BEDROOM | 1 |
| TWO BEDROOM | 6 |
| FLOOR TOTAL | 7 |

| BUILDING TOTALS | |
|-------------------|----|
| STUDIO UNITS | 1 |
| ONE BEDROOM UNITS | 4 |
| TWO BEDROOM UNITS | 13 |
| TOTAL UNITS | 18 |

TWO BEDROOMS
PROPOSED – FIRST FLOOR



| LEGEND | |
|--|------------------------------|
|  | UNIT |
|  | BACK OF HOUSE |
|  | STAIRS/ELEVATORS/CIRCULATION |
|  | COMMON AREAS |

| SECOND FLOOR UNITS | |
|--------------------|---|
| STUDIO | 0 |
| ONE BEDROOM | 2 |
| TWO BEDROOM | 4 |
| FLOOR TOTAL | 6 |

| BUILDING TOTALS | |
|-------------------|----|
| STUDIO UNITS | 1 |
| ONE BEDROOM UNITS | 4 |
| TWO BEDROOM UNITS | 13 |
| TOTAL UNITS | 18 |

TWO BEDROOMS
PROPOSED – SECOND FLOOR